



<p>BOARD MEMBER – PRESENT Tim Hill John Thurman Joey Natour Mike Reynolds Joshua Wright Robin Thomas Lisa Hood Skinner</p>	<p>BOARD MEMBERSHIP DKA Representative Downtown Development Representative Business Development Representative Knoxville Knox-County Planning Urban Design Representative Downtown Resident Representative Downtown Resident Representative</p>
<p>BOARD MEMBER – ABSENT Sandi Swiley Richard Foster</p>	<p>BOARD MEMBERSHIP Historic Zoning Commission Representative AIA Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS Christina Magrans Dori Caron Lindsay Crockett Peter Ahrens Rick Emmett</p>	<p>DEPARTMENT/ORGANIZATION City Law Department Knoxville-Knox County Planning Knoxville-Knox County Planning Plans Review and Inspections City of Knoxville</p>
<p>APPLICANTS & GENERAL PUBLIC Andrew Goodwin Raymond Norman Aaron Miller Whitney Manahan</p>	<p>AFFILIATION Sparkman and Associates Exp US Services, Inc. McCarty Holsaple McCarty McCarty Holsaple McCarty</p>

The meeting was called to order by Chair John Thurman. It was established that there was a quorum. Comm.

Thurman asked that Board members and ex-officio members introduce themselves.

Action: A Motion was made by Comm. Hill and seconded by Comm. Skinner to approve the December 18, 2019 Design Review Board Minutes. The Motion carried unanimously.

A Motion was made by Comm. Skinner and seconded by Comm. Hill to amend the Agenda to hear Item #6 first. The Motion carried unanimously.

#6 Infill Housing Overlay District/Design Review Board

Discussion: Gerald Green, Executive Director of Knoxville-Knox County Planning was present to discuss the Infill Housing (IH) Overlay District and the potential of the Design Review Board taking over the review of those applications. Mr. Green presented the reasoning for the name change of this Board as it relates to the Infill Housing Design Overlay. He noted multiple reasons for having this body review the Infill applications including but not limited to:

- 1 Having the eye of one body review all design applications for the city

- 2 Under the current structure of the Infill Housing Committee [consisting of Planning and city staff and one member from the East Tennessee Design Center], Committee members are limited by open meetings law from speaking with other Committee staff about an application which limits design influence and the sharing of comments
- 3 Staff have had concern about their role above and beyond the administrative process of a Certificate of Appropriateness
- 4 In concert with #3, having design professionals, as opposed to staff only, review the applications, which would ultimately enhance the design of the overall city
- 5 The Board has already seen one major change and that is a voting seat formerly occupied by a city staff member will now be filled by a member of the community, versed in design and development, perhaps a resident of one of the Infill Overlay District neighborhoods

Further:

- 6 It would be one combined meeting
- 7 There will need to be changes made in the enabling legislation and zoning ordinance
- 8 Exploring allowing staff to be able to approve "lower level" or minor applications
- 9 Mr. Green noted this process will take approximately 6 months to completely explore and complete

Certificates of Appropriateness

Certificate No. 2-A-20-DT

415 W. Depot Ave. / Parcel ID 94 E K 005 - O'Hanlon Garage (Andrew Godwin)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The project entails removal of the existing garage doors on the south (Depot Street) elevation and installation of the garage doors on the west (rear) elevation. The new openings on the west elevation will match the size openings on the south elevation and the existing garage doors will be installed in the new openings. The wall openings on the south elevation will be infilled with a wall and windows trimmed to simulate the look for a storefront. The trim material will be fiber cement and middle portion of the wall will have four panels with a stucco finish. The four windows will be an aluminum storefront system with frosted privacy window film applied to the backside of the windows. Applicant Andrew Goodwin was present and had nothing further to add to the staff report. There was no opposition.

Staff Recommendation:

APPROVE Certificate 2-A-20-DT as submitted.

A Motion was made by Comm. Thomas and seconded by Comm. Natour to approve Certificate No. 2-A-20-DT as submitted per staff recommendation. The motion carried unanimously.

Certificate No. 2-B-20-DT

410 W. Magnolia Ave. / Parcel ID 94 E K 002 - AT&T Chiller (Raymond Norman / EXP)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The project entails installation of a parking pad, sound wall, fencing and landscaping to buffer sound and visibility of a trailer-mounted HVAC chiller proposed at the W. Magnolia Avenue and alley (AKA Conrad Street) corner of the property. The trailer-mounted chiller is needed to allow the replacement of the HVAC chiller within the AT&T building and this is the only location available on the property. AT&T may also use this as a location to store the chiller for use on other sites on an as-needed basis. Applicant Raymond Norman was present and had nothing further to add to the staff report. He noted that this equipment was necessary to keep communications going during this project. He also noted it is right next to the interstate [noise wise]. He reiterated that this project would be approximately 2 years in duration and that they are asking for it to be allowed to be left there should a future need for this type of equipment arise. There was no opposition.

Staff Recommendation:

APPROVE Certificate 2-B-20-DT as submitted.

A Motion was made by Comm. Hill and seconded by Comm. Thomas to approve Certificate No. 2-B-20-DT as submitted per staff recommendation. The motion carried unanimously.

Certificate No. 2-C-20-DT

117 S. Central St. / Parcel ID 94 E G 017 - Carleo's Rooftop Addition (Smee and Busby Architects)

Pre-development meeting: N/A

Discussion: Mike Reynolds briefly touched on the submittal for construction of a one-story addition to the rooftop on a one-story building, noting the applicants have requested a workshop immediately following today's meeting for guidance in submitting a revised application for the March 2020 Board meeting.

Staff Recommendation:

POSTPONE Certificate 2-C-20-DT until the March 18, 2020 Design Review Board meeting.

A Motion was made by Comm. Thomas and seconded by Comm. Natour to postpone consideration of Certificate No. 2-C-20-DT to the March 18, 2020 Design Review Board meeting. The motion carried unanimously.

Certificate No. 2-D-20-DT

612 S. Gay St. / Parcel ID 95 I F 034 - Tennessee Theatre Expansion (Whitney Manahan)

Pre-development meeting: N/A

Comm. Chair John Thurman recused himself and turned the meeting over to Vice Chair Tim Hill.

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The project entails renovation of the Mechanics Bank and Trust Company building at 612 S. Gay Street and an addition to the rear that will connect to the Tennessee Theatre building and provide access between the two buildings. Applicant Arron Miller was present and had nothing further to add to the staff report. There was no opposition.

Staff Recommendation:

APPROVE Certificate 2-D-20-DT as submitted [including today's amendment as presented by the applicant].

A Motion was made by Comm. Thomas and seconded by Comm. Natour to approve Certificate No. 2-D-20-DT as submitted per staff recommendation for the renovation and for the rear addition amendment as given to the Board by the applicant at today's Board meeting [seeking approval for both options now presented]. The motion carried unanimously.

Staff Report

Certificate No. 1-A-20-DT

503 W. Clinch Avenue / Parcel ID 094LH011 – Installation of new hanging sign that is approximately 5.33 sqft and non-illuminated.

Mke Reynolds reviewed the Level 1 Certificate approved since the last meeting.

Other Business

Item #6 was heard earlier in the meeting.

Adjournment

There was no further business.

A Motion was made by Comm. Thomas and seconded by Comm. Wright to adjourn. The Motion carried unanimously and the meeting was adjourned at 4:46 PM.

Workshop

Discussion of the proposed rooftop addition at 117 S. Central Street began immediately following adjournment of the Board meeting.